

Notice of Revision

This presentation has been slightly modified from what was presented on March 9. Planning staff removed the five North Ridge Drive properties from the study area as they were not part of the original proposed study area requested in the citizens petition.

The figures for the built characteristics analysis (lot size, lot frontage, front yard setback, and vehicular surface area) did not change considerably. A table comparing the original analysis and the revised analysis is on slide 20.

The final report posted online has been revised accordingly.

North Ridge South Neighborhood

Report on Built Environmental Characteristics Study

March 9, 2016

Vivian Ekstrom, Planner

Agenda

- Neighborhood Conservation Overlay Districts
- NCOD Process
- North Ridge South Study Findings
- Next Steps



What is an NCOD?

- Overlay zoning district
- Usually more restrictive than base zoning
 - Every property has zoning
 - Zoning regulates things like lot size, building setbacks, building height, and permitted uses
- Additional development standards for an identified neighborhood
- Intended to preserve the built character of an area

NCOD Process

- Citizens petition
 - Specific characteristics requested: lot size, lot width, front yard building setback, vehicular surface (driveways & parking)
 - Submitted Dec. 2015 – demonstrate compliance with guidelines
- **Neighborhood study**
 - What is the predominant character, or how is the neighborhood built out today?
- Text change
- Rezoning

Neighborhood Study









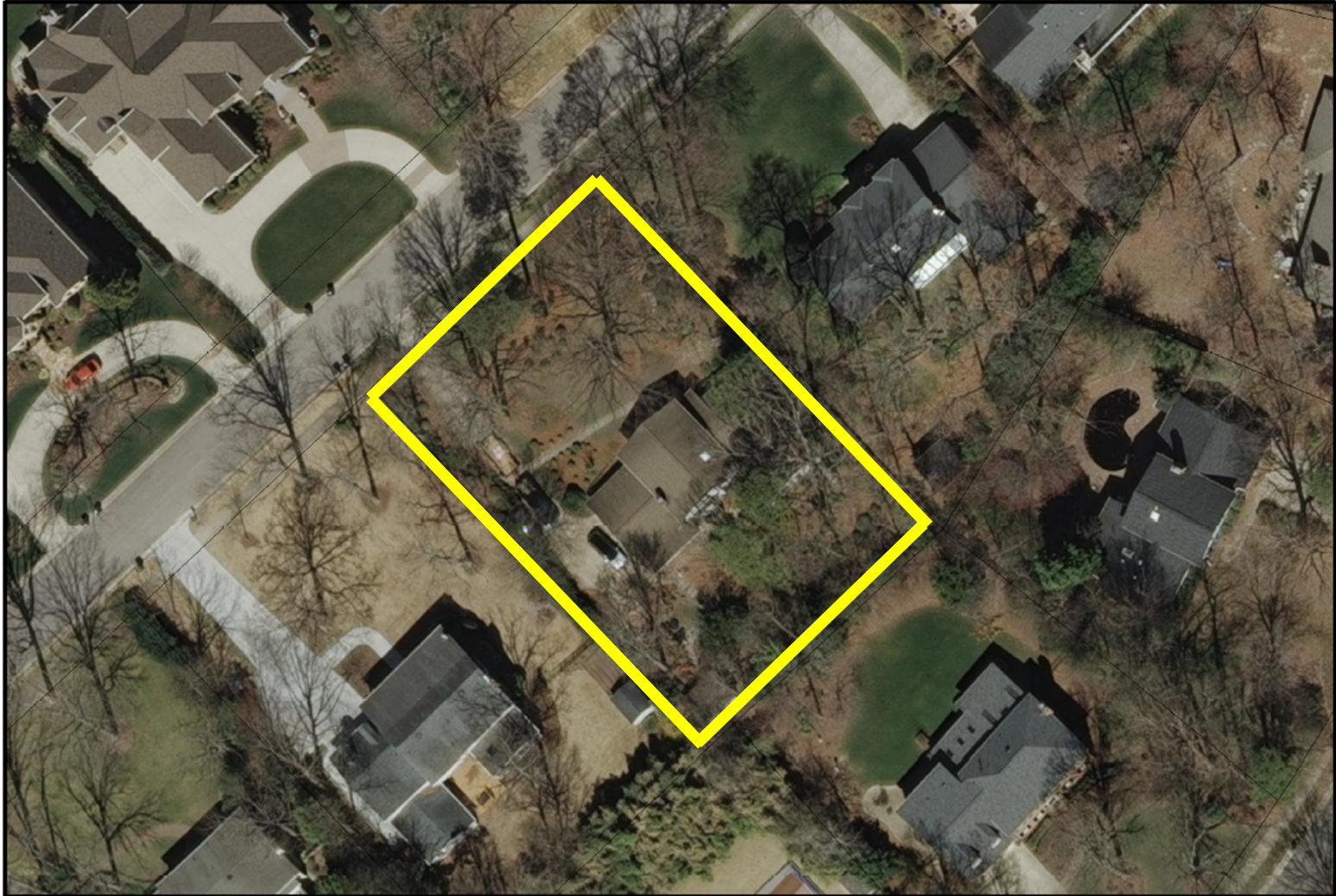


Neighborhood Study

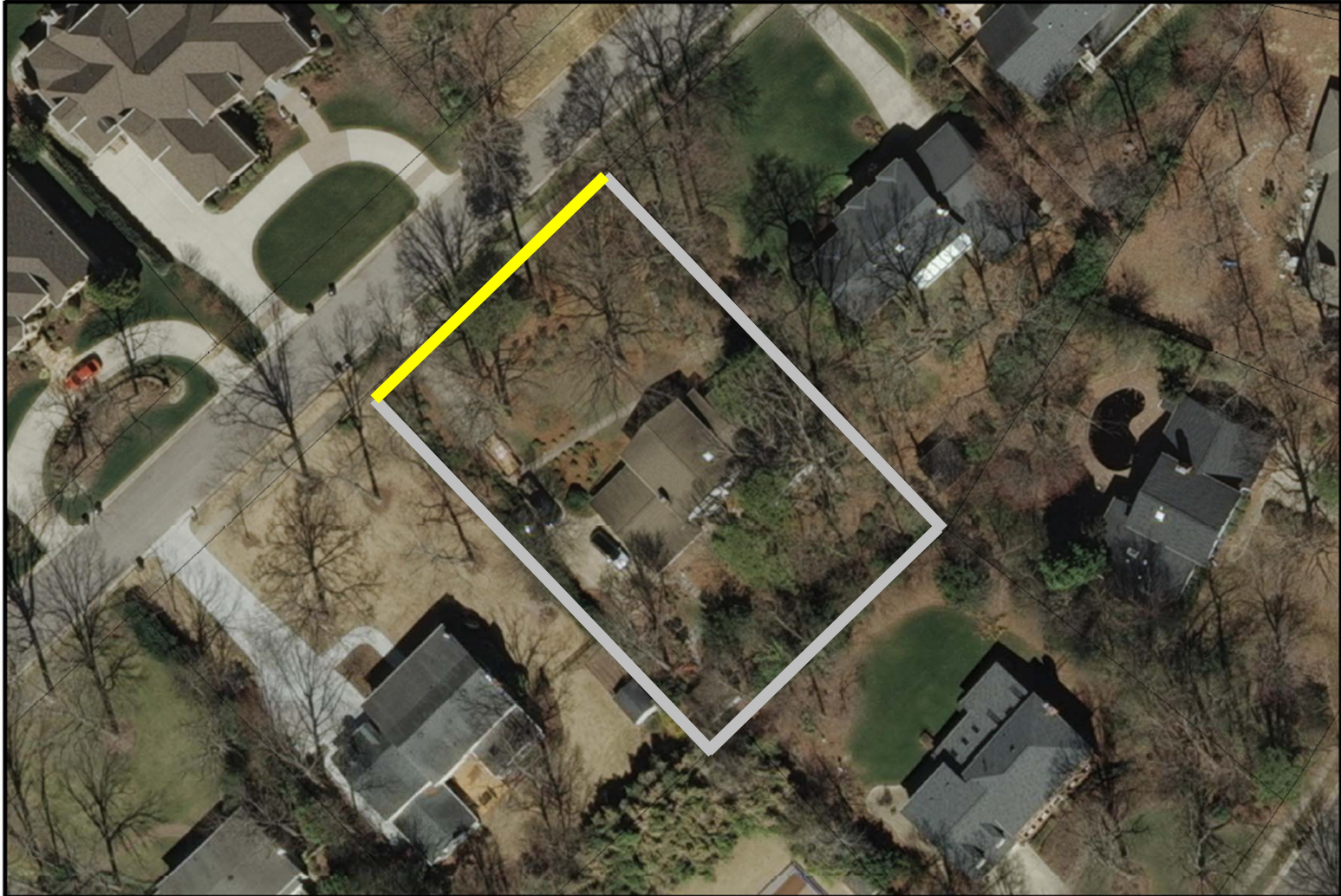
Using most recent data,
analyzed requested
characteristics



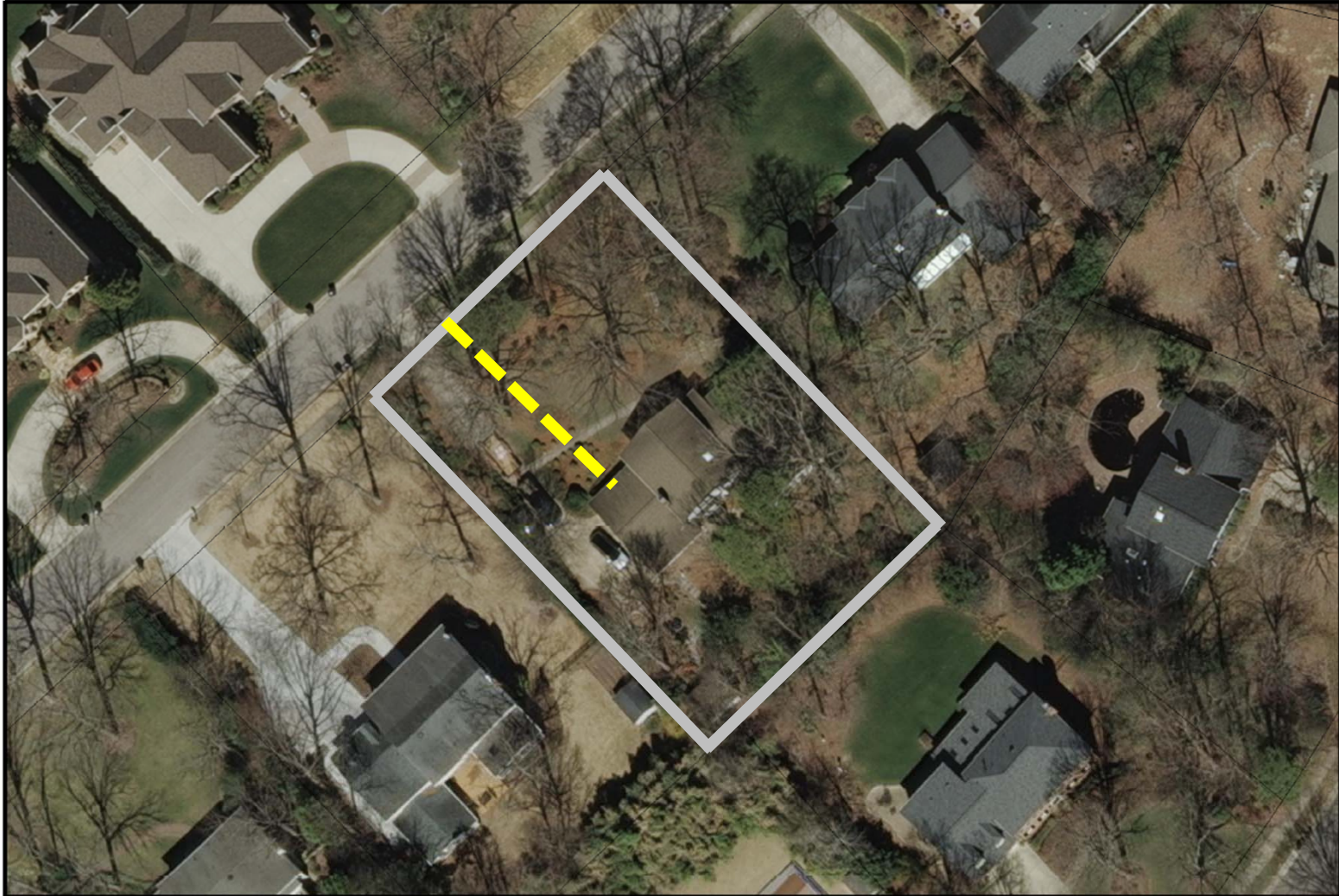
Lot Size



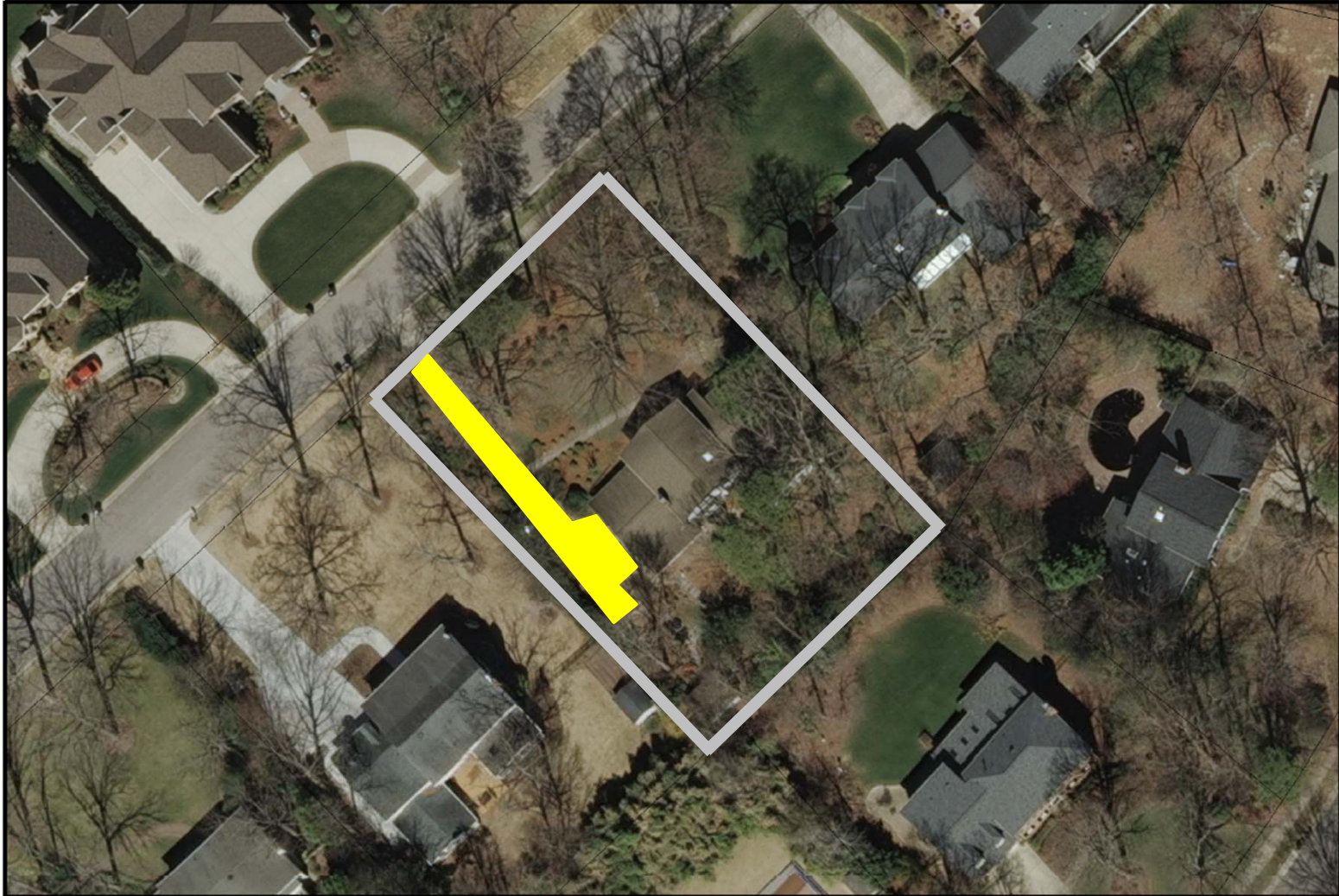
Lot Frontage



Front Yard Setback



Vehicular Surface Area



Study Findings

Characteristic	Predominant Character (75 th %) minimums	Predominant Character (75 th %) maximums	Range (min-max)	Average	Median
Lot size	18,114 sf	23,252 sf	12,685 sf – 33,772 sf	21,675 sf	21,165 sf

Study Findings

Characteristic	Predominant Character (75 th %) minimums	Predominant Character (75 th %) maximums	Range (min-max)	Average	Median
Lot size	18,114 sf	23,252 sf	12,685 sf – 33,772 sf	21,675 sf	21,165 sf
Lot frontage	100.27 feet	122.76 feet	40 feet – 195 feet	114.15 feet	119.58 feet

Study Findings

Characteristic	Predominant Character (75 th %) minimums	Predominant Character (75 th %) maximums	Range (min-max)	Average	Median
Lot size	18,114 sf	23,252 sf	12,685 sf – 33,772 sf	21,675 sf	21,165 sf
Lot frontage	100.27 feet	122.76 feet	40 feet – 195 feet	114.15 feet	119.58 feet
Front yard setback	44.77 feet	65.11 feet	19 feet – 89 feet	55.35 feet	54.21 feet

Study Findings

Characteristic	Predominant Character (75 th %) minimums	Predominant Character (75 th %) maximums	Range (min-max)	Average	Median
Lot size	18,114 sf	23,252 sf	12,685 sf – 33,772 sf	21,675 sf	21,165 sf
Lot frontage	100.27 feet	122.76 feet	40 feet – 195 feet	114.15 feet	119.58 feet
Front yard setback	44.77 feet	65.11 feet	19 feet – 89 feet	55.35 feet	54.21 feet
Vehicular surface area	n/a	1,740.98 sf	559 sf – 4,044 sf	1,493.97 sf	1,303.57 sf

Original v. Revised Study Findings*

Characteristic	Predominant Character (75 th %) minimums	Predominant Character (75 th %) maximums	Range (min-max)	Average	Median
Lot size	18,114 sf	23,252 sf	12,685 sf – 33,772 sf	21,675 sf	21,165 sf
Lot frontage	100.27 feet	122.76 feet	40 feet – 195 feet	114.15 feet	119.58 feet
Front yard setback	44.77 feet	65.11 feet	19 feet – 89 feet	55.35 feet	54.21 feet
Vehicular surface area	n/a	1,740.98 sf	559 sf – 4,044 sf	1,493.97 sf	1,303.57 sf
Original Analysis (with North Ridge Drive properties)					
Lot size	18,168 sf	23,448 sf	12,685 sf – 33,772 sf	21,752 sf	21,344 sf
Lot frontage	100.27 feet	122.75 feet	40 feet – 232 feet	114.68 feet	119.46 feet
Front yard setback	45.29 feet	64.69 feet	19 feet – 89 feet	55.12 feet	53.79 feet
Vehicular surface area	n/a	1,750.71 sf	559 sf – 4,044 sf	1,499.56 sf	1,317.51 sf

* See first slide for more information.

Comparison to Current Zoning

Characteristic	Current Standard (R-6 District)	Predominant Character (75 th Percentile)
Lot size (min)	6,000 sf	18,114 sf
Lot frontage (min)	50 feet (interior); 65 feet (corner)	100.27 feet
Front yard setback (min)	10 feet	44.77 feet
Vehicular surface area (max)	n/a*	1,740.98 sf

Next Steps – Text Change

- City Council presentation
- Council decides whether to authorize text change
 - Planning Commission review
 - Public hearing before City Council
- If text change adopted, submittal of rezoning petition

Next Steps - Rezoning

- Rezoning needed to apply NCOD standards
- More than 50% of property owners must sign rezoning petition
- Rezoning process
 - Planning Commission
 - City Council public hearing



Questions

Project webpage on www.raleighnc.gov (search for North Ridge South NCOD)

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